

City Council
Atlanta, Georgia

02-0-0817

AN ORDINANCE

U-02-10/U-99-33

BY: ~~ZONING COMMITTEE~~

Dennis Starns

AN ORDINANCE TO AMEND ORDINANCE U-99-33,
ADOPTED BY CITY COUNCIL MARCH 6, 2000 AND
APPROVED BY OPERATION OF LAW MARCH 15, 2000,
GRANTING A SPECIAL USE PERMIT FOR A DAY CARE
CENTER, PROPERTY LOCATED AT **3900 BAKERS FERRY
ROAD, S.W.**, FOR THE PURPOSE OF APPROVING A
CHANGE OF CONDITIONS.

OWNER: MALAJA D. PHILIPS d/b/a KIDDI KADEMY
EARLY LEARNING CENTER

APPLICANT: MALAJA D. PHILIPS

NPU-H

COUNCIL DISTRICT 10

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, as follows:

SECTION 1. That Ordinance U-99-33, adopted by City Council March 6, 2000 and approved by Operation of Law March 15, 2000, granting a Special Use Permit for a Day Care Center, property located at **3900 Bakers Ferry Road, S.W.**, more particularly described by the attached legal description (See Section 3) is hereby amended by deleting in its entirety Condition #2 which reads as follows: "2. This Special Use Permit shall have a duration of two(2) years from the date of its approval."

SECTION 2. That all other conditions applicable to the use of this property shall remain in full force and effect.

SECTION 3. That a copy of Ordinance U-99-33 (99-0-1915) is hereby attached for reference purposes.

SECTION 4. That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

99- 0 -1915

City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

U-99-33
10-19-99

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, as follows:

SECTION 1. Under the provisions of Section 16-06.005 (1)(b) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a Day Care Center is hereby approved. Said use is granted to Malaja D. Philips dba Kiddikademy Early Learning Center, Inc. and is to be located at 3900 Bakers Ferry Road, S.W. to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 14 of the 14thff District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled "Special Use Permits, Procedural Requirements", and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

A true copy,

Rhonda Daughkin Johnson
Municipal Clerk, CMC

ADOPTED by the Council
RETURNED WITHOUT SIGNATURE OF THE MAYOR
APPROVED as per City Charter Section 2-403

March 06, 2000

March 15, 2000

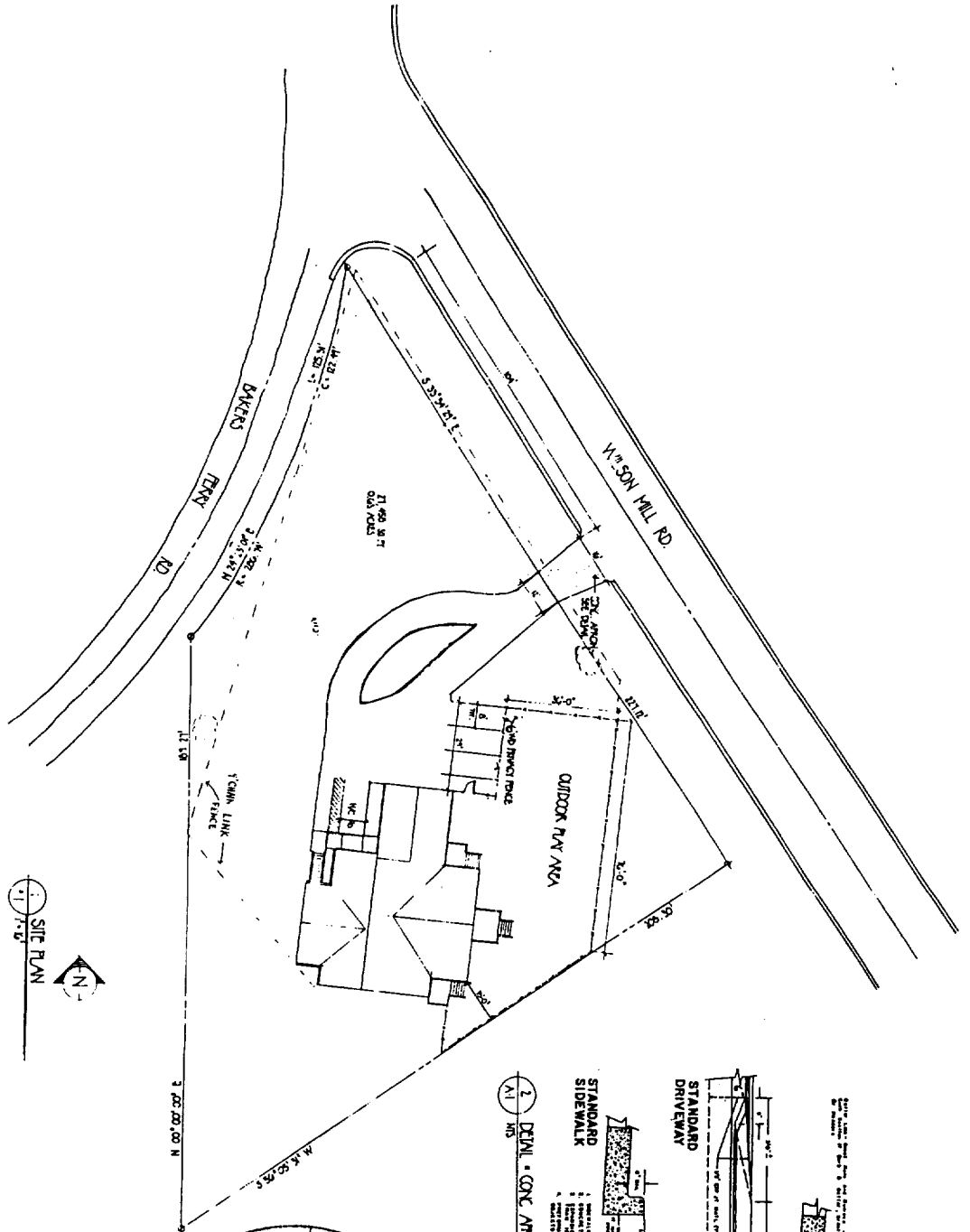
U-02-10/ U-99-33
Sheet 1 of 5



Conditions for U-99-33

1. Site plan entitled "Kiddikademy Learning Center," dated January 27, 2000 and marked received by the Bureau of Planning February 3, 2000.
2. This Special Use Permit shall have a duration of two (2) years from the date of its approval.
3. The client load of this facility shall not exceed 30 children.
4. A security fence 6 feet in height shall be installed around the play area.

U-02-10/U-99-33
Sheet 2 of 5



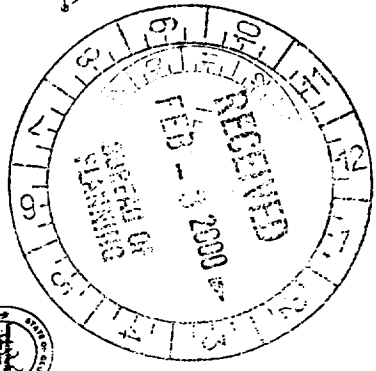
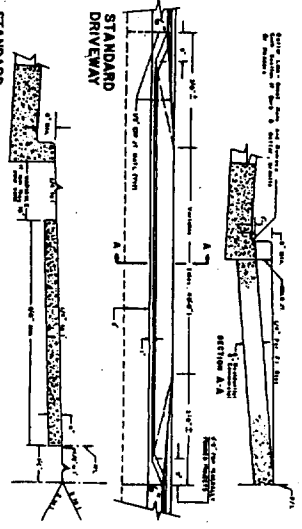
11 SITE PLAN

PROPERTY DATA
 - 11.40 S 11° E 11.40 S 11° E
 - 11.40 S 11° E 11.40 S 11° E
 - 11.40 S 11° E 11.40 S 11° E
 - 11.40 S 11° E 11.40 S 11° E

2 DETAIL - CONC. PAVEN

STANDARD SIDEWALK

STANDARD DRIVEWAY



U-99-33

KIDWILDERN LEARNING CENTER	
11.40 S 11° E 11.40 S 11° E	11.40 S 11° E 11.40 S 11° E
11.40 S 11° E 11.40 S 11° E	11.40 S 11° E 11.40 S 11° E
11.40 S 11° E 11.40 S 11° E	11.40 S 11° E 11.40 S 11° E

U-02-10/U-99-33

Sheet 3 of 5

Sandtown Road); thence running South 33° 54' 29" East a distance of 227.12 feet along the southwesterly right of way line of Wilson Mill Road to a point; thence leaving the southwesterly right of way line of Wilson Mill Road and running South 56° 05' 31" West a distance of 208.30 feet to an iron pin found; thence running North 00° 00' 00" East a distance of 189.27 feet to an iron pin found along the southeasterly right of way line of Bakers Ferry Road; thence running along an arc of a curve to the left along the southeasterly right of way line of Bakers Ferry Road (said curve having a radius of 286.74 feet, and a chord distance of 122.49 feet along a bearing of North 24° 23' 01" East) a distance of 125.31 feet to a point, said point being the POINT OF BEGINNING, and being known as 3900 Baker Ferry Road, SW, Atlanta, Georgia, according to the present system of numbering in Fulton County, Georgia.

TO HAVE AND TO HOLD said tract or parcel of land, together with any and all of the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of the Grantee and the heirs, legal representatives, successors and assigns of Grantee, forever, in fee simple.

GRANTOR SHALL WARRANT and forever defend the right and title to said tract or parcel of land unto the Grantee and the heirs, legal representatives, successors and assigns of Grantee, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered
in the presence of:

UNOFFICIAL WITNESS

NOTARY PUBLIC

 (SEAL)
MALAJA D. PHILLIPS

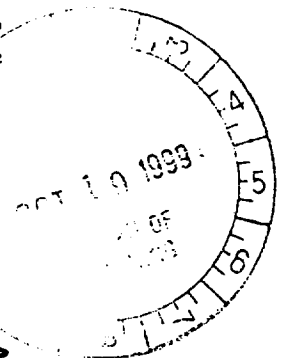
*** The above described property is conveyed to the Grantee subject to a certain Security Deed from Malaja D. Phillips to National City Mortgage Co. d/b/a Commonwealth United Mortgage Company, dated September 30, 1998 and recorded in Deed Book 25498, page 232, aforesaid records.

U-99-33

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Sheet 5 of 5



02-0-0817

(Do Not Write Above This Line)

AN ORDINANCE U-02-10/U-99-33
BY: ~~ZONING COMMITTEE~~
Dustin M. Spence
AN ORDINANCE TO AMEND ORDINANCE U-99-33,
ADOPTED BY CITY COUNCIL MARCH 6, 2000
AND APPROVED BY OPERATION OF LAW
MARCH 15, 2000, GRANTING A SPECIAL USE
PERMIT FOR A DAY CARE CENTER, PROPERTY
LOCATED AT 3900 BAKERS FERRY ROAD, S.W.
FOR THE PURPOSE OF APPROVING A CHANGE
OF CONDITIONS.
OWNER: MALAJA D. PHILIPS d/b/a
KIDDI KADEMY EARLY LEARNING
CENTER
APPLICANT: MALAJA D. PHILIPS
NPU-H COUNCIL DISTRICT 10

- ☐ **CONSENT REFER**
☐ **REGULAR REPORT REFER**
☐ **ADVERTISE & REFER**
☐ **1st ADOPT 2nd READ & REFER**

Date Referred 5/6/02
Referred To: ZRB+Zoning

First Reading

Committee _____
Date _____
Chair _____

Committee _____
Date _____
Chair _____
Actions:
Fav, Adv, Held (see rev. side)
Other _____
Members _____
Refer To _____

Committee _____
Date _____
Chair _____
Actions:
Fav, Adv, Held (see rev. side)
Other _____
Members _____
Refer To _____

Committee _____
Date _____
Chair _____
Actions:
Fav, Adv, Held (see rev. side)
Other _____
Members _____
Refer To _____

Committee _____
Date _____
Chair _____
Actions:
Fav, Adv, Held (see rev. side)
Other _____
Members _____
Refer To _____

COUNCIL ACTION

☐ 2nd ☐ 1st & 2nd ☐ 3rd
Readings
☐ Consent ☐ V Vote ☐ RC Vote

CERTIFIED

MAYOR'S ACTION